

1198/2001

Cs.1170/2001



Date : 13-02-2001 Serial No : 1,361 Denomination : 15,000 02BB 192813

Purchased By :

K.S.RAVI

For Whom :

SELF

S/O K.V. SRINIVASAN

R/O SEC BAD

Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. UPPAL

SALE DEED

This Sale Deed is made and executed on this 14th day of Feb 2001 at Secunderabad by:

M/s. MODI PROPERTIES & INVESTMENTS PVT.LTD., a company incorporated under the Companies Act 1956, having its registered office at 5-4-187/3 & 4, III Floor, Soham Mansion, M.G.Road, Secunderabad - 500 003, represented by its Managing Director, Mr. SOHAM MODI, S/o. Mr. Satish Modi, aged about 31 years,

hereinafter called the 'vendor' (which expression where the context so permits shall mean and include its successors, in interest, nominee, assignee) of THE ONE PART.

IN FAVOUR OF

Mr. K.S.RAVI, SON OF SRI. K.V.SRINIVASAN, aged about 40 years, Residing at 12-10-415/10, Near Ramalayam, Seethaphalmandi, Secunderabad - 500 061.

hereinafter jointly called the 'BUYER' (which expression where the context so permits shall mean and include their heirs, successors, legal representatives, executors, nominees, assignees etc.,) of THE OTHER PART.

Contd.2.

For Modi Properties & Investments Pvt. Ltd.

Soham Modi
Managing Director



1198/200/14
14
సంపుట
దస్తావేజు
సకన

2001 వ సం. శీతావర్షం 14
తేది 11-12
దస్తావేజు
సకన
11/21



S/o Satish Kumar R/o Plo
No 280 J. Hills opp. B. B. S.

వాసి యిచ్చినట్లు ఒకానొకరు

విదమ వాసుని



సాక్షి

1. మున్సి. S/o V. Chandra Sekar 2/0 5-4-187/384. Min Road
Sekar.

TO APPROVE

P. Sundar Rao S/o Tangidi Agricult
P. Periyadigunde V. RAM

200 వ సం. శీతావర్షం 14
192 వ సం. శీతావర్షం 2.5 వ తేది

సకన
సపుర.



G No. 5247 12/2/2001 500/- 64243 AP 23 III

Sold to K.S. Rao to B.V. Srinivasan

R. Narender

R. NARENDER
SVL. No. 42/95, R.No. 1/2001-2003
Ram Nagar, Hyd'bad.

:: 2 ::

WHEREAS

A. The Vendor is the absolute owner and is possessed of all that land forming a part of Survey No.174, admeasuring 4 acres 32 guntas, Situated at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District., (hereinafter the said land is referred to as the 'SCHEDULE LAND' by virtue of under given registered sale deeds executed in favour of the VENDOR by the former owner M/s. Kissan Cement Pipe Company.

For Modi Properties & Investments Pvt. Ltd

Contd.3..

John Modi
Managing Director

12 FEB 2001
 తండ్రి కె.కె.ఎ. వై.ఆర్.సి.
 V.C. 1.

1వ పునరుద్ధరణ 1198/ సంపు
 దస్తా: 2వ పునరుద్ధరణ
 14 వ పునరుద్ధరణ పరచ
 2
 శ్రీ శ్రీ శ్రీ

1 వ పునరుద్ధరణ 289/ సంపు (క. క. 1922)
 పు. 1198 సంపుగా రిజిస్టరు చేయబడి
 పొ.నంబూ విమర్శన గు. రింపు సంపుగా 1170-I-1507
 200/ ఇప్పుడు మేనది.

200/ సంపు సంపు చేసి రిజిస్ట్రేరింగు ఆధి
 శ్రీ శ్రీ శ్రీ 14

200/ సంపు





S No. S248 Date 12/2/2001 Rs. 520/- 64243 AP 23 HE

Sold To K. S. Rao for K. V. Srinivasan

For Witness sel

R. Narasimha

R. Narasimha
R. NARASIMHA
SVL. No. 42/99, R.No. 1/2001-2009
Ram Nagar, Hyd'bad.

:: 3 ::

Sale Deed Dated	Schedule and area of land	Document No.	Registered with
03/10/96	1 acre 10 guntas	25/97	Sub-Registrar, Uppal, R.R. Dist. Book No.1. Vol. No.2485, Page No. 169 to 186
31/12/97	1 acre 3 guntas	562/98	Sub-Registrar, Uppal, R.R. Dist. Book No.1, Vol. No.2682, Page No. 31 to 48
22/09/98	1 acre	7989/98	Sub-Registrar, Uppal, R.R. Dist., Book No.1, Vol. No.2845, Page No. 53 to 66
24/02/99	1 Acre along with A.C. Sheet Shed 1500 Sft.,	1491/99	Sub-Registrar, Uppal, R.R. Dist., Book No.1, Scan. No.1501-1/99
07/04/99	19 Guntas	2608/99	Sub-Registrar, Uppal, R.R. Dist., Book No.1, Scan.

For Modi Properties & Investments Pvt. Ltd.

Contd. 4..

Mani Modi
Managing Director

12 FEB 2001
DEL 1338. 210000.
V. C. I.

1వ పుస్తకం 1198/ సంవత్సరం
 రెండవ పుస్తకం 1200/ సంవత్సరం
 14 సంవత్సరం వరకు
 3 సంవత్సరం
 18 సంవత్సరం





No. 5249.....Date 12/2/2001 Rs. 500/-

AF 23/11

RUY

To. B. S. Ravi S/o B. V. Srinivasa
Sett

D. HADHUR
SVL. No. 12/2001-2003
Ravi Nagar, Hyd'bad.

R. 10-10-10

:: 4 ::

TOTAL AREA: 4 Acres 32 Guntas

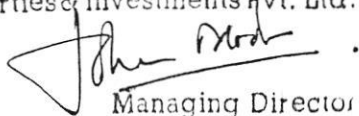
B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner M/s. I A L & Company.

C. The Vendor on the Schedule Land has constructed/is constructing at his own cost blocks of residential apartments as a Group Housing Scheme named MAYFLOWER PARK, consisting of nine blocks, each having stilts plus five floors, along with certain common amenities, recreation facilities, roads, lighting etc.,

D. The Vendor has obtained the necessary technical approval from HUDA Vide permission No.4549/P4/HUDA/99, dated 07-09-1999 and building permit No.BA/236/99-2000 dated 22-09-1999 from Kapra Municipality for construction of 9 (Nine) blocks of residential apartments as stated above on the Schedule Land.

For Modi Properties & Investments Pvt. Ltd.

Contd.5..


Managing Director

12 Feb 2001
 V. C. I.

1st March 1198/2001
 14
 4





No. S280 Date 12/2/2001 Rs. 500/-

Sold To K. S. Ravi Sh. G. V. 64251

for R. Narasimhan

:: 5 ::

R. NARASIMHAN
SVL No. 42/95, R No 1/2001-2003
Ram Nagar, Hyd'bad.

E. The Purchaser is desirous of purchasing all that Semi-finished Flat bearing No.101, on the First Floor, in Block No.A in MAYFLOWER PARK constructed by the Vendor having a super built-up area of 450 Sft., together with undivided share in the Schedule Land to the extent of 18 Sq.Yards and a reserved scooter parking space admeasuring about 15 Sft. in apartment Block No.A, as a package, which hereinafter is referred to as the SCHEDULED PREMISES for a consideration of Rs.1,70,000/- (Rupees One Lakh Seventy Thousand only) and the VENDOR is desirous of selling the same.

F. The Vendor and the Purchaser are desirous of reducing into writing the terms of Sale.

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs.1,70,000/- (Rupees One Lakh Seventy Thousand only) paid by the Purchaser herein, the receipt of which is acknowledged by the Vendor, the Vendor do hereby sell, transfer, convey unto the Purchaser the Scheduled Premises which is more particularly described at the foot of this document and shown in detail in the plan annexed hereto.

For Modi Properties & Investments Pvt. Ltd.

Contd. 6..

John Modi
Managing Director



No. S251 Date 12/12/2001 Rs. 500 64252

Sd To G. S. Ravi S. V. Srinivasan

Per

Ravi S. V. Srinivasan

RUPY

R. NARENDER

SVL No. 42/95, R.No 1/2001-2003

Ram Nagar, Hyd'bad.

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2. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Premises which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.

3. The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser doth hereby confirm and acknowledge the same.

4. The Purchaser do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:

i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in MAYFLOWER PARK.

ii) That the Purchaser has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule premises and is fully satisfied and the Purchaser shall not hereafter raise any objection on this account.

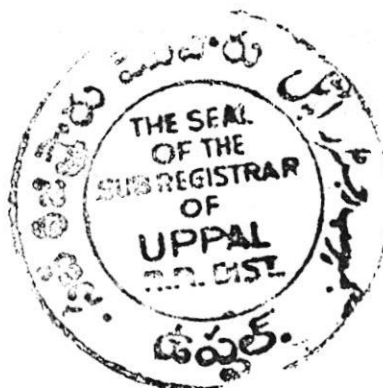
For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director

Contd.7..

పంపిణీ అధికారి
 పంపిణీ అధికారి
 12 FEB 2001
 పంపిణీ అధికారి
 V.C.I.

15 ఫస్ట్ 1198/2001 సంవత్సరం
 రెవెన్యూ అధికారి
 14
 పంపిణీ అధికారి
 పంపిణీ అధికారి





No. 5252 Date 12/2/2001 Rs. 500 64253

G.S. Ravi sh. K.V.S. Prasad

SEL

R.V. S. S. S.

RUF
E. NAGAR DEPT
SVL. No. 42/95, R.N. 1/2001-2003
Ravi Nagar, Hyd'bad.

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iii) That the Purchaser shall become a member of such co-operative society, association or company that may be formed by the Owners of the partments in MAYFLOWER PARK constructed on the Schedule Land. As a member the purchaser shall abide by the rules and bye laws framed by the said society, association or company who shall be the administrators, and supervisors of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amount or amounts as may be decided to the Vendor/Society/association or company every month for the proper maintenance of the common services. If the Purchaser ever fails to pay maintenance charges for his apartment, the Vendor/Society/Association/Company shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity etc.,

iv) That is also specifically agreed by the Purchaser that till the forming of the society/association or company, the monthly maintenance amount shall be paid to the Vendor towards the maintenance of common services as mentioned in clause (iii) above, till such time the society/association or company is formed and the Purchaser shall cooperate and render necessary help for the formation of such society/association or company.

For Modi Properties & Investments Pvt. Ltd.

Contd. 8..

John Modi
Managing Director

12 FEB 2001

12 Feb 2000
NO. 1315. 21. 1. 1. 1.
V. C. I.

1వ పుస్తకం ... 1198/ సంపు
దస్తావేజు: ముంబయి: 25/05/08

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॥ श्रीगणेशाय नमः ॥



500Rs.



No. 5253 Date 12/2/2001 Reg. 320 64254 AP 23 H

To B.S. Ravi Rao U.V. Srinivasan

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 SVL P. 1/1/2001-2003
 And Nagar, Hyd'bad.

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v) The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the MAYFLOWER PARK, shall vest jointly with the owners of the various tenements/apartment/parking space and shall be maintained, managed the administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the society/association/company that may be formed by the owners and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.

vi) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor to the Purchaser.

For Modi Properties & Investments Pvt. Ltd

Contd. 9..

Managing Director

12 FEB 2001
V. C. L.

15 వ పేజీ 1198/2006
రెజిస్ట్రేషన్ నంబర్ 1198/2006
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Rs. S254 Date 12/12/2001 No. 8607

6423 AP 23 HA
U. S. Ravi N. V. Srinivasan

RUP
R. NARENDER
SVL No. 42/95, R.No 1/2001-200
Ram Nagar, Hyd'bad.

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vii) The Vendor shall have the right to construct other buildings, adjoining to and/or linked or near about and/or adjacent to the existing residential apartments of Mayflower Park and the Purchaser shall not make any objection or interruption nor make any claims to the proposed constructions and it is hereby specifically declared that roads, passages, toilets, drainage, water pipelines, sewage connections, electric cables, open air space, overhead tanks and the transformer room shall be used commonly and jointly by the owners, occupiers and Purchaser(s) of the premises in Mayflower Park and the adjacent buildings and structures that may be constructed by the Vendor herein and the Said facilities shall be enjoyed jointly in common by the occupants, owners or the Purchaser(s) of the said building and structures without any hindrance or objection of any kind whatsoever.

viii) That the Purchaser shall be liable to pay his/her/their proportionate share of all loans, deposits or any other costs, charges or payments, made to the Electricity Board, Water works Department, Sewerage Board or any other authority for the provision of water, drainage and electricity connection or installation of a transformer, as determined by the Builder, within 7 days of receiving a notice to do so.

For Modi Properties & Investments Pvt. Ltd.

Contd. 10..

[Signature]
Managing Director

12 FEB 2001
V.C.I.

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S255 Date 12/2/2001 64258 AP 23 ITA
 U.S. Ravi Sw G.V. Srinivasan
 self R/L 12/2/01

RUY
 R. NARENDER
 SVL. No. 42/55, R.No. 1/2001-2003
 Itam Nagar, Hyd'bad.

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ix) That the Purchaser shall not cause any obstruction or hindrance, to the Vendor and shall give reasonable access, permission assistance to him or his nominate contractors or their agents, nominees etc., or body that may be set up by Vendor to construct, repair, examine, survey the Schedule Premises or make such additions, alterations, etc., that may be necessary and such other acts and things that may be necessary.

x) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.

xi) That the blocks of residential apartments shall always be called MAYFLOWER PARK and the name thereof shall not be changed.

For Modi Properties & Investments Pvt. Ltd.

John Modi
 Managing Director

Contd. 11..

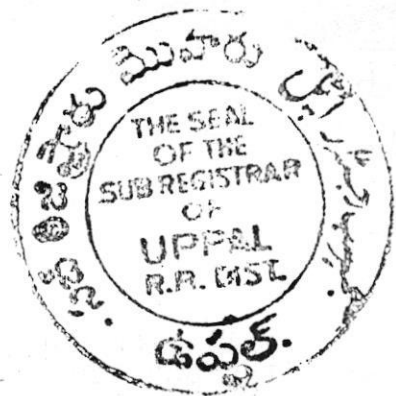
12 FEB 2001
 12 FEB 2001
 V.C.L.

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పాతకాంక్ష కమిషన్ మరియు
 జిల్లా పరిషత్ కార్యాలయము
 12 Feb 2001
 అంశ 1287, 2/1/2000
 V.C. 1.

పాతకాంక్ష 1198/2000 సంఖ్య
 దస్తావేజు: పాతకాంక్ష మరియు పరిశ్రమ
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 పాతకాంక్ష మరియు పరిశ్రమ
 పాతకాంక్ష మరియు పరిశ్రమ





No. S257 Date 12/12/2001 Rs. 500/- 64233

To C.S. Ravi S/o. M.V. Subramanian

For Whom... for... (Signature)

:: 12 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the semi-finished Flat bearing No.101, on First Floor in Block No.A, having super-built-up area of 450 Sft., with undivided share of land to the extent of 18 Sq.Yds., and reserved scooter parking space admeasuring about 15 Sft as a package in MAYFLOWER PARK Situated at Survey No.174, Block No.4, Residential Localities, Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District., as shown in the annexed plan marked in RED colour and bounded in:

NORTH :: Jogging Track.

SOUTH :: Flat No.102.

EAST :: 40' Wide Road.

WEST :: Flat No.116 and 4' Wide Passage.

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 14th day of Dec 2001 in the presence of the following witnesses;

WITNESSES:

1. (Signature)

2. Cholan

Drafted by

(Signature)

VENDOR

(R. NANDISHWAR)

D.W.L. No. 587

R No. 55 2001 R R Dist.

12 FEB 2001
 12 FEB 2001
 V.C.I.

1198/2001 సంవత్సరం
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ANNEXURE - 1 - A

- 1) Description of the Building: Semi-Finished Flat No. 101, on First Floor, in Block No. A, of MAYFLOWER PARK, at Block No. 4, Residential Localities, Mallapur Village, Uppal Mandal, Ranga Reddy District.
 - (a) Nature of the roof : R.C.C.
 - (b) Type of Structure : Framed Structure.
- 2) Age of the Building : *NEW* years.
- 3) Total extent of site : 18 Sq.yds. Out of Ac. 4-32 Gts.,
- 4) Built up area particulars (with break up floor-wise) :
 - a) Cellar, Parking area : 15 Sft.,
 - b) In the Ground Floor :
 - c) In the 1st Floor : 450 Sft.,
 - d) In the 2nd Floor :
 - e) In the 3rd Floor :
 - f) In the 4th Floor :
 - g) In the 5th Floor :
- 5) Annual Rental Value : Rs. *5000/-*
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs. 1,70,000/-

For Modi Properties & Investments Pvt. Ltd.

Date: *14/11/2001*

John Mohan
Managing Director,
signature of the Executant

CERTIFICATE

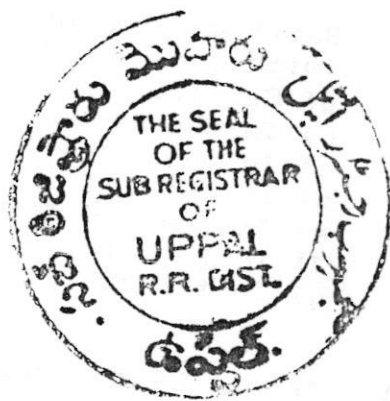
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Modi Properties & Investments Pvt. Ltd.

John Mohan
Signature of the Executant

Date: *14/11/2001*

1వ సభకే 1198/2000 సంవత్సరం
 దఫా 14 ముద్రాపత్రం
 13
 స. శ్రీనివాసరావు

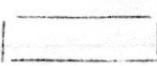


SEMI-FINISHED FLAT NO.101 ON 1st FLOOR
REGISTRATION PLAN SHOWING BLOCK-A

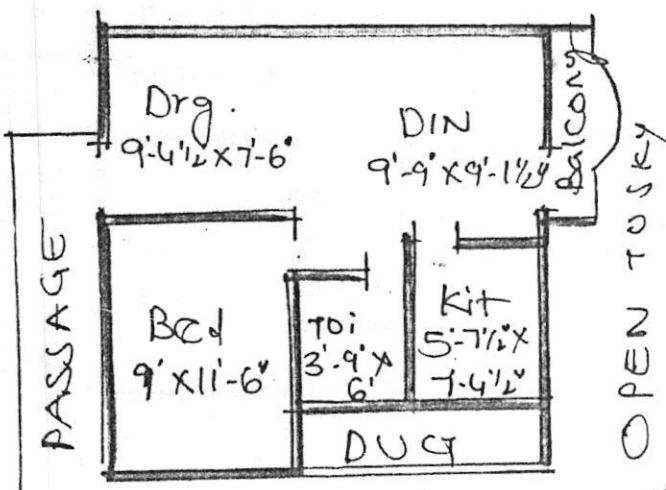
IN SURVEY NOS. 174, MAY FLOWER PARK Situated at
MA' LAPUR(V) UPPAL Mandal, R.R. Dist.

VENDORS: M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD.
REP. BY ITS M.D. SRI. SOHAM MODI

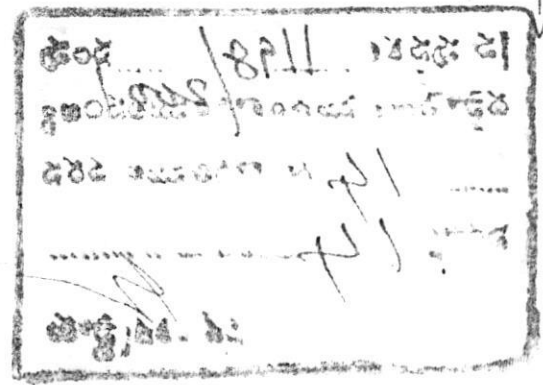
VENDEE: SRI. K. S. RAU
S/O. SRI. K. V. SRINIVASAN

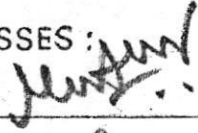
REFERENCE: SCALE: 1" = 10' INCL:  EXCL: 
AREA: 18 SQ. YDS. OR 1504 SQ. MTRS.

SUPER BUILT UP AREA: 450 SQ. FT



FLAT NO. 102



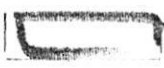
WITNESSES:
1. 
2. 


Sri. Soham Modi, Managing Director
SIG. OF THE VENDOR

REGISTRATION PLAN SHOWING BLOCK-A
 IN SURVEY NOS. 174, MAY FLOWER PARK
 MA. (A40R12) UPPAL
 VENDORS: M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD.
 REP. BY ITS M.D. 201. 201AM MODI

VENDEE: 201. K. 2. RAVI

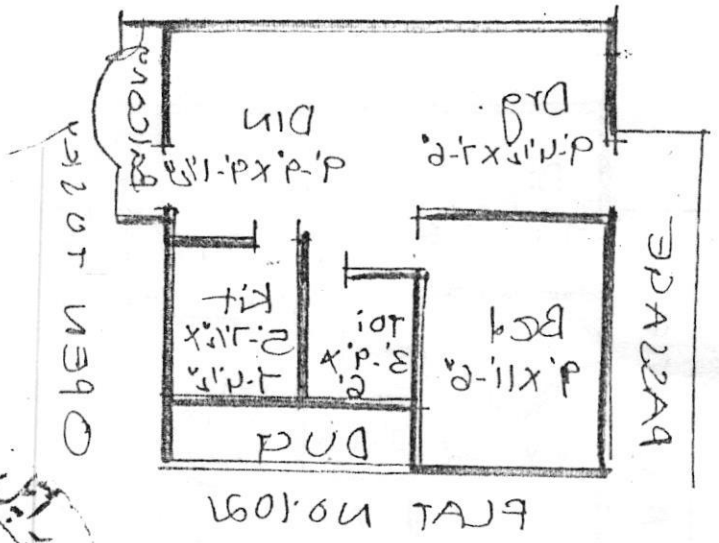
210. 201. K. V. SRINIVASAN

AREA: 18
 20 YDS. OR 12.04
 SCALE: 1" = 20' MTRS.
 INCL: 
 EXCL: 

SUPER BUILT UP AREA: 420.04



15. 55. 11/8/2008
 2008/11/15
 14. 11/8/2008
 14. 11/8/2008



SIG. OF THE VENDOR
 [Signature]
 Director

WITNESSES:
 1. [Signature]
 2. [Signature]